

*A pair of semi-detached cottages requiring refurbishment along with a range of substantial buildings, in grounds of 0.25 acres, in the centre of Framlingham.*

Guide Price  
£295,000 Freehold  
Ref: P7656/C

13 & 15 Station Road  
Framlingham  
Suffolk  
IP13 9EA



13 Station Road - Sitting/dining room, kitchen, three first floor bedrooms and bathroom.

15 Station Road - Sitting/dining room, kitchen and shower room. Three first floor bedrooms.

Range of brick and timber buildings and gardens.

#### Contact Us



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## Location

13 and 15 Station Road are located in the centre of Framlingham and within walking distance of the market hill. The thriving town centre is home to a good selection of independent shops and businesses including cafés, restaurants, hairdressers, antique shops, a travel agency and delicatessen. It is home to the Crown Hotel and a Co-operative supermarket. Off Market Hill are a number of other businesses providing day-to-day services including pubs, vets, a medical centre and schools. Sir Robert Hitcham's Primary School is highly regarded and Thomas Mills High School is considered one of the best state schools in the East of England. The town also benefits from various clubs including Framlingham Football Club. The town has previously been voted the number one place to live in the country and is perhaps best known for its magnificent castle which is managed by English Heritage.

Framlingham is surrounded by delightful villages, many of which have popular public houses. There are lovely walks from Framlingham into the surrounding countryside, and amenities such as golf courses in Woodbridge (12 miles) and Aldeburgh (13 miles). The world famous Snape Maltings Concert Hall is within easy reach (10.5 miles). There is bird watching at the RSPB centre at Minsmere (15 miles). Framlingham is only a short drive from the coast, with popular destinations such as Southwold, Dunwich, Thorpeness and Orford. There is a local train station from Wickham Market (Campsea Ashe) which is approximately 5 miles. The county town of Ipswich lies approximately 18 miles to the south-west and from here there are regular services to London's Liverpool Street Station, scheduled to take just over the hour.

## Description

Both cottages are believed to date from the 19th Century and are of predominantly brick construction under a tiled roof.

13 Station Road has a front door leading into a sitting/dining room which has windows to the front and rear, a storage cupboard, stairs to the first floor landing and door into a kitchen. This has basic high and low level wall units, a sink, and window to the side along with an exterior door. On the first floor are three rooms that can be used as doubles along with a bathroom with airing cupboard.

15 Station Road is accessed via a front door that leads into the sitting/dining room and has windows to the front and rear. There is a fireplace, storage cupboard and stairs to the first floor landing. Off this is an unfitted kitchen with window to the side and door to the exterior. Beyond is a unfitted bathroom. From the first floor landing is access to two double bedrooms, one of which is walk-through to a third bedroom. There is a boiler cupboard housing a Worcester boiler. It is not known if this can be recommissioned.

The rear of the two dwellings is accessed via a vehicular passageway (one of the bedrooms and bathroom of number 13 fly above this) to the yard, buildings and garden. Immediately to the rear of 13 and 15 is a office and an outside WC. There are a number of brick and timber buildings numbered on the plan within the particulars.

- 1 3.5m x 10.9m (11.5' x 35.8').
- 2 Sub-divided into smaller units, with storage above.
- 3 8.6m x 5.2m (28.2' x 17.1') + 2.7m x 6m (8.9' x 19.7') + 2.5m x 5.9m (8.2' x 19.4').
- 4 3.5m x 2.3m (11.5' x 7.6') + 2.2m x 5.3m (7.2' x 17.4').
- 5 5.7m x 7.5m (18.7' x 24.6') + 3.1m x 3.9m (10.2' x 12.8') + 3.1m x 3.9m (10.2' x 12.8').
- 6 7.6m x 5.8m (24.9' x 19').

Beyond the building is an area of garden/yard which contains greenhouses and a further shed. In all, the grounds extend to approximately 0.25 acres.







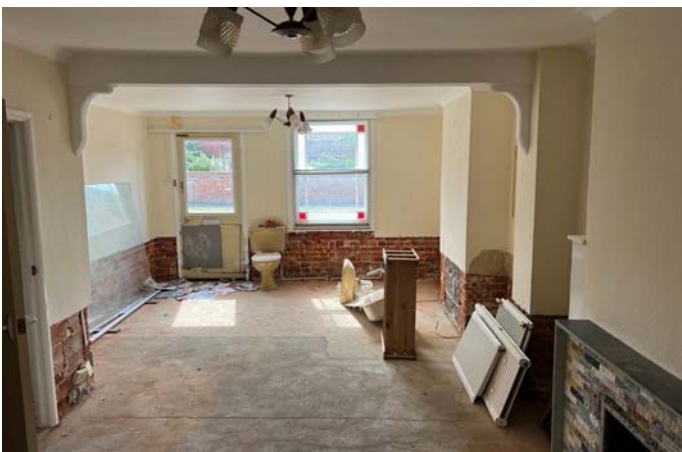
## 13 Station Road







## 15 Station Road











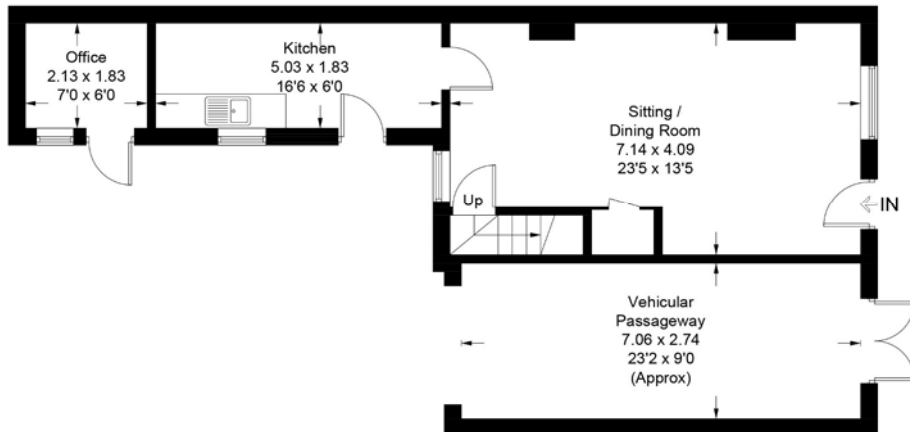




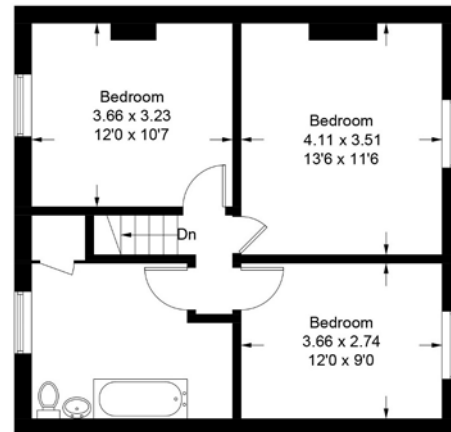


### 13 Station Road, Framlingham

Approximate Gross Internal Area = 90.3 sq m / 972 sq ft  
Office = 4.1 sq m / 44 sq ft  
Total = 94.4 sq m / 1016 sq ft  
(Excluding Passageway)



Ground Floor

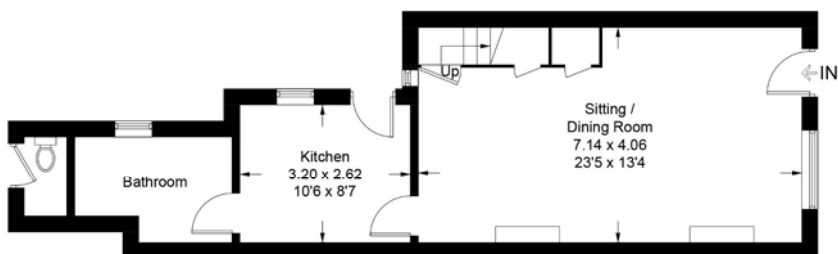


First Floor

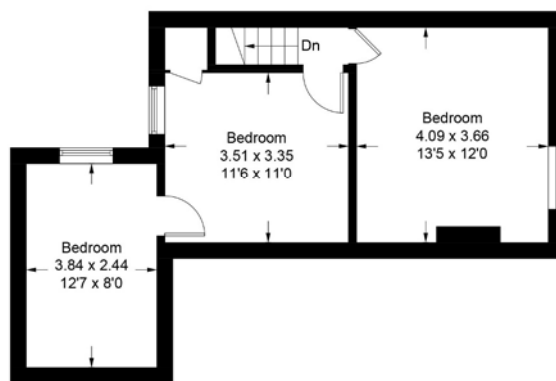
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Produced for Clarke and Simpson

### 15 Station Road, Framlingham

Approximate Gross Internal Area = 82.5 sq m / 888 sq ft  
External WC = 1.3 sq m / 14 sq ft  
Total = 83.8 sq m / 902 sq ft



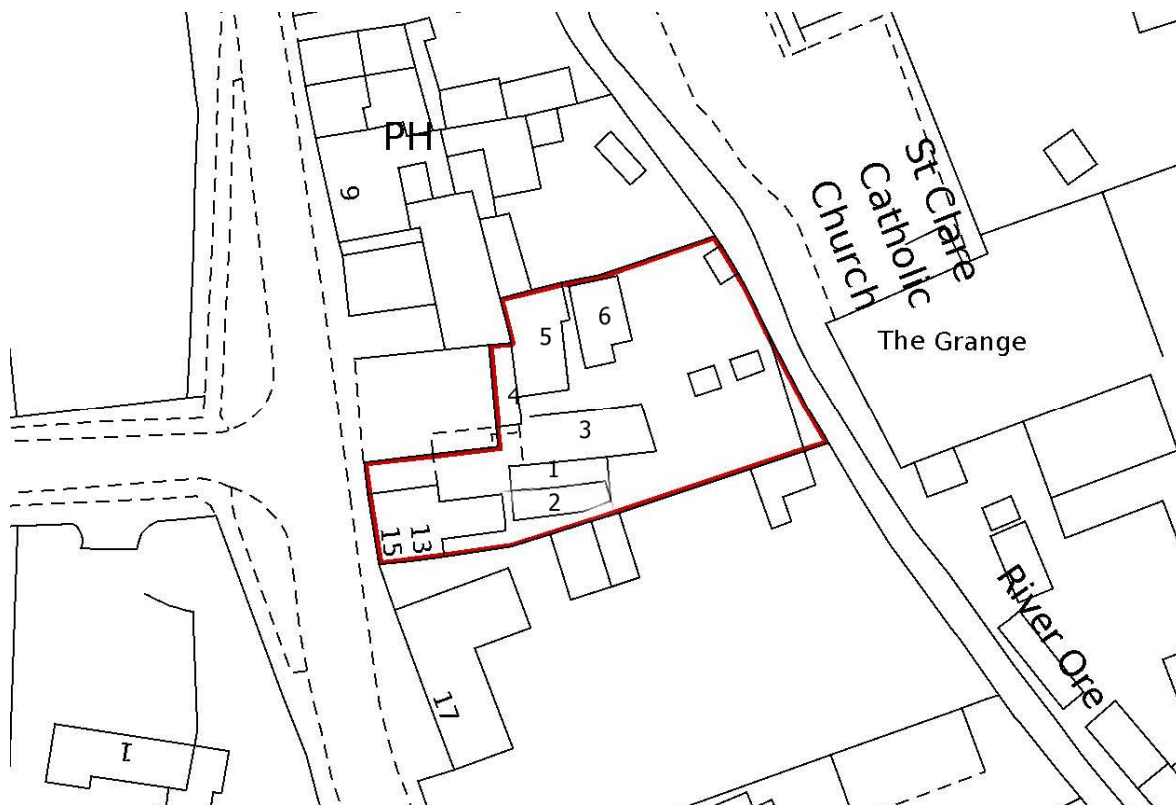
Ground Floor



First Floor

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*Viewing* Strictly by appointment with the agent.

*Services* It is understood that both 13 and 15 have individual mains water, drainage, electricity and gas supplies but this has not been confirmed and interested parties should undertake their own research.

*Broadband* To check the broadband coverage available in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile Phones* To check the mobile phone coverage in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*EPC* Rating Number 13 = E - Number 15 = D (copies available from the agents upon request)

*Council Tax* Both properties are rated Band B ; £1,747.60 payable per annum 2025/2026

*Local Authority* East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

#### NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. The properties flooded during Storm Babet in October 2023. They are not known to have flooded at any other point during the sellers ownership.

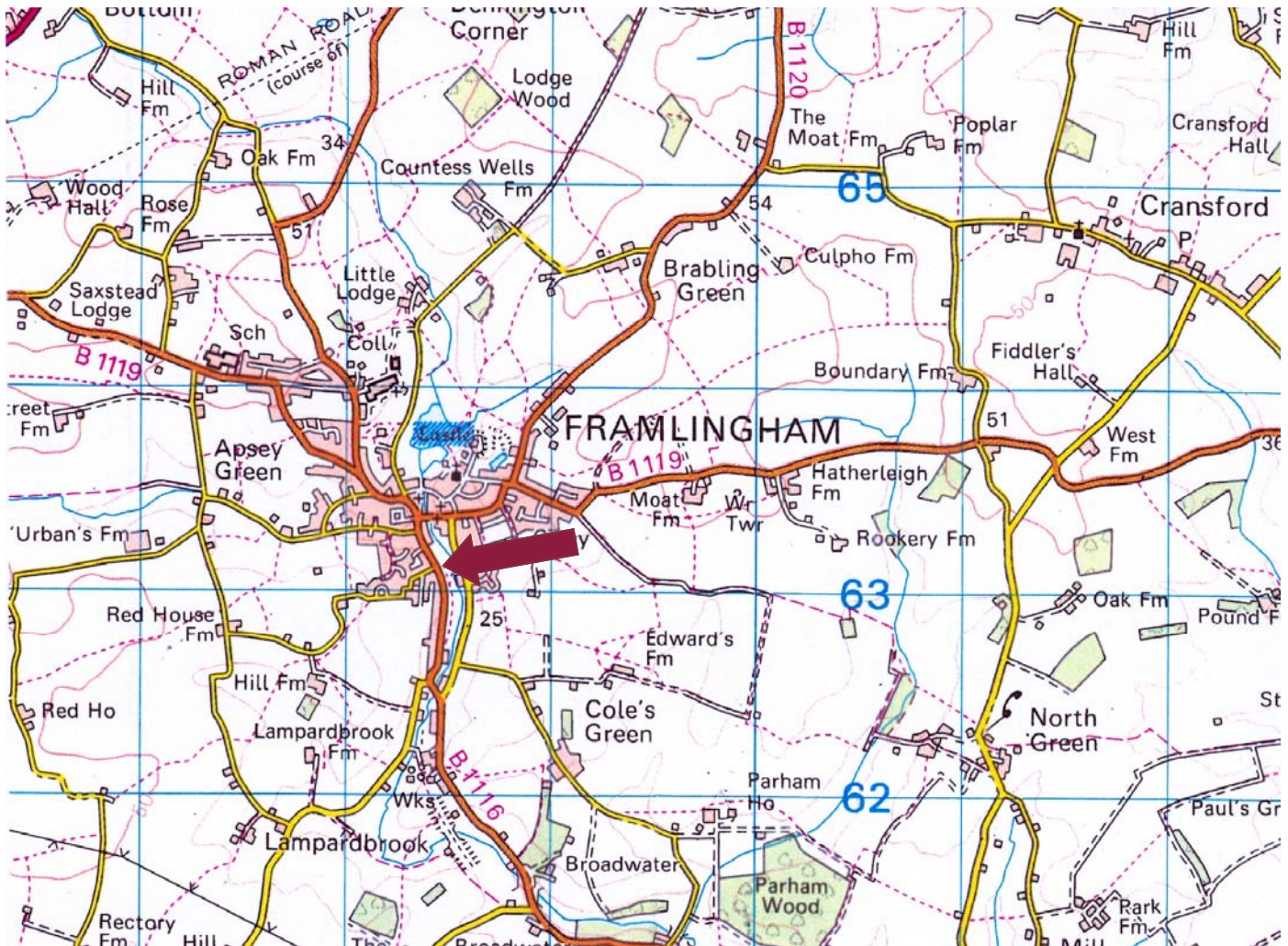
4. The adjacent car park used by Clarke and Simpson is not for sale.

*July 2025*

## Directions

From the agents office in Well Close Square proceed along Station Road and having passed the Railway Pub on the left hand side, numbers 13 and 15 Station Road will be found on the left hand side.

What3Words location: [///resurgent.guru.supper](http://resurgent.guru.supper)



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